145.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,600 / 889,600
					USE VALUE:	889,600 / 889,600
					ASSESSED:	889,600 / 889,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAO SUSAN & YUE
Owner 2:	
Owner 3:	
Street 1:	82 ARLMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STAPLES WILLIAM F JR ETAL -
Owner 2:	STAPLES JUDITH -
Street 1:	82 ARLMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Brick Exterior and 2740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5348.000	425,200		464,400	889,600
Total Card	0.123	425,200		464,400	889,600
Total Parcel	0.123	425,200		464,400	889,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.67 /Parcel: 324.67

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95523

GIS Ref

GIS Ref

Insp Date 11/11/08

!11381!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	425,200	0	5,348.	464,400	889,600		Year end	12/23/2021
2021	101	FV	412,500	0	5,348.	464,400	876,900		Year End Roll	12/10/2020
2020	101	FV	412,500	0	5,348.	464,400	876,900	876,900	Year End Roll	12/18/2019
2019	101	FV	340,700	0	5,348.	435,300	776,000	776,000	Year End Roll	1/3/2019
2018	101	FV	340,700	0	5,348.	359,900	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	340,700	0	5,348.	330,900	671,600	671,600	Year End Roll	1/3/2017
2016	101	FV	340,700	0	5,348.	301,800	642,500	642,500	Year End	1/4/2016
2015	101	FV	332,500	0	5,348.	296,000	628,500	628,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:25:29

LAST REV

Date	Time
03/25/20	08:11:04
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11381

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAPLES WILLIAM	73319-366	1	9/23/2019		904,500	No	No		
	12444-124		5/31/1973		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2020	275	New Wind	23,800	C				
11/27/2019	1949	Redo Bat	30,000	C				
10/15/2019	1657	Heat App	13,000	C				
10/3/2019	1570	Inter Fi	65,000	O				
8/16/2011	866	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2008	Meas/Inspect	336	PATRIOT
2/26/2000	Inspected	197	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95523
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5348		Sq. Ft.	Site		0	80.	1.09	9									464,352						464,400	

Total AC/HA:	0.12277	Total SF/SM:	5348	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	464,352	Spl Credit		Total:	464,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10533381
Const Adj.:	1.02645493
Adj $ / SQ:	147.495
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577755
Depreciation:	152527
Depreciated Total:	425228

COMMENTS

SCUTTLE HOLE. of = sink in bmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

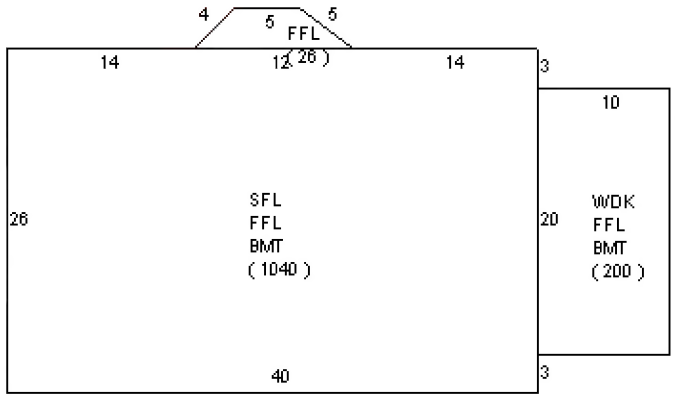
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



Sum Area By Label :
SFL = 1040
FFL = 1266
BMT = 1240
WDK = 200

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.24
Special Features:	0	Val/Su Net:	113.51
Final Total:	425200	Val/Su SzAd	184.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	147.490	186,728
BMT	Basement	1,240	54.310	67,351
SFL	Second Floor	1,040	147.490	153,395
WDK	Deck	200	11.290	2,258

Net Sketched Area:	3,746	Total:	409,732
Size Ad	2306	Gross Area	3746	FinArea	2740
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc